



GRASSROOTS
REALTY GROUP

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25, 448 Strathcona Drive SW
Calgary, Alberta

MLS # A2342583



\$499,900

Division:	Strathcona Park		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	847 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.06 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Few Trees		

Heating: Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick, Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), French Door, Granite Counters, No Smoking Home, Walk-In Closet(s)

Water: Public

Sewer: Public Sewer

Condo Fee: \$ 691

LLD: -

Zoning: M-CG

Utilities: -

Inclusions: Basement Freezer

Open House Sunday from 1:30-4:30 pm. Price to sell this stunning 3 Level Split End Unit townhouse next to the green space in the sought after community of Strathcona Park. This home offers 2245 sq .ft. living space (1st level 846.7 sq ft, 2nd Primary level 851.7 sq ft & 3rd Level 547 sq ft. Basement developed space plus 289 sq ft not developed space for Laundry , Furnace and storage area). Don't let this listing above grade measurement from CREA RMS guideline to distract you. Due to the layout and grading of this unit the primary level Living, Dining areas & Kitchen technically below grade despite BEING WELL ABOVE THE ADJACENT ROAD. Leafy views from every level and in the most desirable private and quiet location. Spacious open plan concept Living and Dining areas with gleaming hardwood floors, rustic wood/gas burning Fireplace best for family gatherings & entertainment. Updated lightings . East facing balcony with amazing sunrise views. Bright Kitchen with granite tops, chic white cabinets, stainless steel appliances and plenty of storage plus a eating nook area . Frist level included spacious Master Bedroom with modern ensuite, tiled walk-in shower, a 2nd fireplace plus a sitting area with window overlooked the entrance foyer. Sizeable 2nd Bedroom with walk-in closet and is next to a modern 4-piece bathroom. Pleasant and bright walk-out Basement offering a 3rd Bedroom, Family Room. Laundry, Mechanical area & Storage space. Basement patio door walk out to a covered deck to the private green space. A sizeable attached front drive double heated Garage ensures convenience . Property upgraded in the past including furnace & hot water tank , bathrooms and appliances. This home offers easy access to downtown and the mountains, proximity to the West LRT line, buses services and to top rated schools.

To view is to appreciate. This move-in ready property offers incredible value and convenience.